

4.5 PROPERTY TYPES

Each historic context identified in the American Period is associated with several property types. The property types listed below are those that would be expected to be present in Barrio Logan based on the historic context. Some may no longer be present because they have been demolished.

- Residential and Commercial Development in the Era of Railroads and Streetcars (1870s-1920s)
Associated Property Types:
 - Residential Building
 - Commercial Building
 - Institutional (Municipal, Church, School, Healthcare facility, etc.)
 - Recreational
- Early Industrial and Naval Bayfront Development (1880s-1930s)
Associated Property Types:
 - Industrial Building/Structure
- Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus (1920s-1950s)
Associated Property Types:
 - Residential Building
 - Commercial Buildings
 - Institutional (Municipal, Church, School, Healthcare facility, etc.)
- Later Industrial and Naval Bayfront Development (1940s-1950s)
Associated Property Types:
 - Industrial Building/Structure
- Community Response to Rezoning and Infrastructure Projects / Chicano Political Activism (1950s-Present)
Associated Property Types:
 - Residential Building
 - Commercial Building
 - Industrial Building/Structure
 - Institutional (Municipal, Church, School, Healthcare facility, etc.)
 - Recreational

The following listing of property types provides descriptions and photo examples to illustrate the different types and subtypes. The descriptions of property types are based on accepted types in American architecture, the National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service), and consultation with City staff.

Property Type: Residential Building



**Plate 20. 1685
Logan Ave.**

Single-Family Dwellings

Single-family residences account for the majority of residential buildings in Barrio Logan and have been constructed from the earliest settlements in the 1880s to the present. They are categorized as either vernacular/folk or architect-designed. Although some architectural historians consider the terms vernacular and folk to be distinct from each other, for the purposes of this study they are used interchangeably. Vernacular/folk (**Plate 20**) refers to architecture that is derived from forms of popular culture such as magazine, plan books, and builder's guides, as well as architecture from wholly traditional, informally transmitted sources such as cultural knowledge from one generation to the next. They are generally not architect-designed. Traditional National Folk styles and Craftsman style homes are very well represented within the project area and are scattered throughout. Structures in the Folk Victorian and Italianate styles are represented primarily in Barrio Logan northeast of S. 26th Street and north of Main Street. Few Spanish Colonial Revival styles are present.



**Plate 21. 1019 S.
Evans St.**

Worker's Cottage

The Worker's Cottage type (**Plate 21**) retains similar characteristics of a one-story, single-family home, but on a smaller scale, and were built during the first half of the 20th century in Barrio Logan, primarily between 1920 and 1950. A worker's cottage may not have been originally constructed with a bathroom or kitchen. They may have been any type of architectural style of the early twentieth century such as Queen Anne, Neoclassical, Italianate, Craftsman, or National Folk and were built southwest of National between Sigsbee and S. 27th Streets. Extant worker's cottages identified in Barrio Logan on Evans Street are in the Craftsman style.



**Plate 22. 2073-75
Logan Ave.**

Architect-Designed

The architect-designed single-family residence is a custom-built detached residential structure designed by a licensed architect or building designer for a specific client and a specific site. Architect-designed residences (**Plate 22**) may incorporate any architectural style. It is not known how many architect-designed properties may be present in Barrio Logan, though at least two have been identified on Logan Avenue (2073-75 and 2085 Logan Ave.), which were designed by the architectural firm of Hebbard and Gill in the Neoclassical and Colonial Revival styles in 1897.

Between 1920 and 1950 and continuing to the present, Mexican-American modifications to residential buildings, such as fencing, bright color paints, and shrines, have contributed significantly to the Mexican-American character of Barrio Logan.



**Plate 23. 2230
Logan Ave.**

Multiple Family Dwellings *Apartment/Apartment-Flats*

Apartment buildings in the late nineteenth and early twentieth centuries were common in Barrio Logan along Logan Avenue. They rarely rose above two or three stories and were wood-frame buildings anywhere from six to twelve units. Some apartments/apartment-flats were actually single-family residences that had been modified for multiple-family living. The highest concentration of apartments/ apartment flats (**Plate 23**) was along Logan Avenue and were built between 1900 and 1920 (most have been demolished). A small number of apartments were built between 1920 and 1950 and were scattered throughout the area. The architectural styles likely varied and may have included Queen Anne, Neoclassical, Italianate, Craftsman, or National Folk styles.



**Plate 24. 1831-33
National Ave.**

Duplex

Duplexes are not very common in Barrio Logan, although some are present that date from the first half of the 20th century (**Plate 24**). A duplex is two separate residences, usually attached side-by-side and sometimes stacked one above the other. They normally have two separate entries and share only a wall/floor and the common areas outside. A duplex may appear to be a single-family home from the exterior. Often, a duplex may have originally been a single-family home that has been adapted for a multiple-family dwelling. Duplexes were built in a variety of architectural styles, most commonly Folk Victorian and National Folk.



**Plate 25. 1853-63
National Ave**

Bungalow Court/Court Apartments

The Bungalow Court housing type is common in Barrio Logan (**Plate 25**). The property type was first introduced in Pasadena in 1909, reportedly an innovation of architect Sylvanus Marston. Marston built St. Francis Court, eleven full-sized bungalows organized in a courtyard arrangement (Curtis and Ford 1988). The style featured a landscaped central courtyard, often with a water feature that provided a communal space for the residents but was semi-private from the street. The bungalow courts usually occupied two city lots. The first bungalow courts were apparently built to accommodate tourists who were wintering in southern California but did not wish to stay in a hotel.

Following World War I, the bungalow court style was popular because it met the growing demand for low-income housing. A large number of working class people moved to southern California to take advantage of the Mediterranean climate. The courts were seen as the ideal compromise between the privacy and pride of individual home ownership and communal living, while offering the convenience of being located in close proximity to the city commercial and business centers. The style remained popular until the beginning of World War II, after which the major emphasis in residential building turned to single-family homes in the suburbs and larger apartment buildings.

The Apartment Court variation of this style is usually arranged in a similar fashion, around a central courtyard, but instead of each of the residences standing alone, the apartments in these courts share at least one wall. A common arrangement is a U-shaped court with one building on each side, all housing several units each.

Bungalow courts became common in Barrio Logan during the 1920 to 1950 period and were built along Boston and Main Avenues between S. 26th Street and Woden Avenue and on National and Newton Avenues between Sampson and Beardsley. The first known bungalow court built in Barrio Logan about 1921 is at 2245-2249 Logan Avenue.

The bungalow court was built in a variety of architectural styles, Spanish Colonial Revival or Mission Revival being the most popular in southern California (Historic Resources Group 1996), although those built in the 1930s or 1940s were often in the Minimal Traditional style. Those built in Barrio Logan represent a variety of styles.

Property Type: Commercial Building



**Plate 26. 2181
Logan Ave.**

Retail Storefront

The retail storefront is characterized by its direct relationship to the street. It was the dominant small-scale commercial building in late nineteenth and early twentieth century Barrio Logan (**Plate 26**). The retail storefront type is most common on Logan, National, and Newton Avenues, the major commercial thoroughfares. Typically, the retail storefront is a detached single-use structure, though it may align with adjacent buildings giving the appearance of being attached. The storefront is set at the sidewalk and features large display windows and a prominent pedestrian entrance. Parking, if any, is dedicated and occurs at the rear. In this case, the building may also feature a rear entrance. These structures are of neighborhood scale, designed to provide goods and services to the surrounding community. In Barrio Logan, this property subtype is most often associated with block style (popular between 1920 and 1950) although the façade is sometimes designed in one of the popular architectural styles of the early to mid-20th century period such as Mission Revival or Streamline Moderne. Several buildings in Barrio Logan on Logan Avenue were designed in the late-19th/early 20th century False-Front Commercial style.



Plate 27. 2184-96
Logan Ave.



Plate 28. 1852
National Ave.



Plate 29. 940-50 S.
26th St.



Plate 30. 2380
Main St.



Plate 31. 3561
Dalbergia St.

Restaurants in Barrio Logan occupied a variety of commercial buildings and converted residential buildings (**Plate 27**). Likewise, markets in Barrio Logan occupied a variety of commercial buildings and converted residential buildings (**Plate 28**). Both of these commercial uses are typically of neighborhood scale and designed to serve the surrounding community and are associated with a variety of architectural styles. Restaurants and markets were common in Barrio Logan beginning during the 1920 to 1950 period.

Mixed-Use Building

A Mixed-Use Building is a property that contains both residential and commercial space (**Plate 29**). Usually the ground floor is devoted to commercial use and the upper floors house apartments or a single-family residence. This property subtype is associated with any variety of architectural styles and was commonly built from the late 19th century to the present throughout Barrio Logan.

Property Type: Industrial Building/Structure

Industrial Loft

An industrial loft is a large, multi-story industrial building with large windows and door openings (**Plate 30**). It is built of a wide variety of materials and may include wood framing on the interior and exteriors of stone or brick walls, wood framing sheathed with wood siding or shingles, or iron and steel framing enclosed with masonry walls. Exterior features include raised loading platforms, loading bays, hoistways, fire escapes, and service/storage yards. The industrial loft has a flat roof with various types of architectural detailing styles. This type houses the entire works or could be adapted to office and administrative facilities or storehouses (Bradley 1999). Industrial lofts have been built since the 19th century, though in Barrio Logan, most date from the mid-20th century to the present. They are scattered throughout Barrio Logan, with a higher concentration to the west of Newton and to the south of S. 26th Street.

Production Shed/Warehouse

Historically, Production Sheds have been called “shops,” a shortened version of the word “workshop.” Production sheds were one-story, rectangular structures of considerable width and of any length (**Plate 31**). Most were tall enough and strong enough to support overhead traveling cranes. The sheds were built of various materials with an interior frame of wood, iron, or steel and exterior walls of brick, most commonly. Roofs were often distinctive and sculptural in form. The center bay usually would support a crane, while two galleries on either side (or perhaps just one gallery on one side) would have bays devoted to different parts of the manufacturing process, with a mezzanine level above. Production sheds served a wide variety of purposes, including machine, forge, welding, and



Plate 32. View of railroad tracks from San Diego-Coronado Bay Bridge

erecting shops as well as foundries (Bradley 1999). Production sheds/warehouses are scattered throughout Barrio Logan, with a higher concentration to the west of Newton and south of S. 26th Street.

Railroad Facilities

Railroad-related buildings and structures such as stations, tracks, spurs, section houses, and signs are considered railroad facilities (**Plate 32**) (Bradley 1999). In Barrio Logan, railroad facilities are concentrated along Harbor Drive and beside the bay. They are represented by tacks, spurs, and signs first installed in the late 19th century and which are used today by freight trains and the San Diego trolley. Remnants of late 19th century/early 20th century trolley tracks that ran along Newton and Logan Avenues are no longer present.



Plate 33. View of wharfs/docks from San Diego-Coronado Bay Bridge

Wharf/Dock

A wharf/dock is a fixed platform, supported by pilings, where ships are loaded and unloaded or from which ship construction takes place (**Plate 33**). They may be constructed adjacent to the line of the shore or project out over the water. Some wharves/docks contain warehouses for cargo storage (Bradley 1999). The first wharf was constructed in Barrio Logan in the late 1880s (Whitney's Wharf or the 28th Street Pier). Wharves and docks have been constructed, demolished, and replaced in Barrio Logan regularly since the 1880s to accommodate the business needs of their occupants. It is unclear if the wharves and docks present today retain any of their historic material.



Plate 34. 2647 Main St.

Quonset Hut

The Quonset Hut was conceived during World War II when the American military needed a prefabricated, lightweight shelter that could be easily shipped and quickly assembled (**Plate 34**). After the war, the sliced tube of corrugated metal was adapted to non-military uses such as, warehouses, manufacturing facilities, and even residences (Chiel and Decker 1991). Quonset Huts were first constructed in Barrio Logan during World War II and those that are extant are primarily found on Main Street between Cesar Chavez Boulevard and Woden Street.



Plate 35. Church at 1861 Logan Ave.

Property Type: Institutional

Institutional buildings in Barrio Logan such as churches, community centers, schools, and healthcare facilities may have occupied any type of commercial building, converted residential building, or buildings built particularly for worship or community meetings (**Plate 35**). This property subtype is associated with any variety of architectural styles and is common throughout Barrio Logan from the 1880s to the present, particularly to the north of S. 26th Street and east of

Main Avenue.



**Plate 36. Chicano
Park**

Property Type: Recreational

Recreational property types such as parks, ballparks, and tracks date to the early 1890s in Barrio Logan. The earliest intercity baseball park and bicycle track, Bay View Park, was located at the intersection of Beardsley Street and National Avenue. A new ballpark, Athletic Park, was built in 1900 at South 26th and Main Streets. Neither are still present. Parks in urban areas are generally designed landscapes, as is the case with Barrio Logan's Chicano Park and Cesar Chavez Park (**Plate 36**). Parks may have many landscape elements including walls, walkways, statuary, plantings, grace headstones, restrooms, and buildings. Barrio Logan's parks have been created relatively recently; Chicano Park was created in 1970 and the Cesar Chavez Park was completed in 1980.

4.6 ARCHITECTURAL STYLES

A wide range of architectural styles is exhibited in Barrio Logan. The following section, presented chronologically, describes the prominent styles and their character-defining features. The descriptions of architectural styles are based upon accepted styles in American architecture and the following main sources: Virginia and Lee McAlester's *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988), City of San Diego's *San Diego Modernism Historic Context Statement* (2007), and consultation with City staff.



Plate 37. False-Front Commercial Style, 2215 Logan Ave.

False-Front Commercial

The False-Front Commercial style was common in late 19th and early 20th century settlements in the western United States for commercial properties (**Plate 37**). It was economical for the business owner to devote more money to the façade of the building than to the less visible sides. By extending the front of the building beyond the roofline, a storeowner, businessman, or hotel proprietor could also project an image of stability to prospective customers until he could afford a more substantial and permanent structure. The building was usually built of wood with a front gable roof. It could be one or two stories. Its most distinguishing feature was a front wall that extended above the roof and the sides of the building to form a parapet. The façade was usually constructed from better materials and was more ornamental than the other three sides (Heckendorn 2007).

Character-Defining Features:

- Front gable roof
- Large store-front style windows on ground floor
- Wood clapboard or plain board cladding
- Façade parapet extending above roof, elaborate cornice
- One to two stories
- Symmetrical façade



Plate 38. National Folk Style, 1219 S. 30th St.

National Folk (Vernacular)

The National Folk (Vernacular) style is typically found in single-family and multiple-family residences built between the 1850s and the mid-20th century that were not designed by a professional architect (**Plate 38**). Instead, they were based on traditional building knowledge or, less commonly, early plan books. A National Folk house is characterized by its plain appearance and simple construction, although owners added ornamentation, additions to the rear or side, and porches when their budgets allowed. The National Folk house is of balloon-frame construction, a 19th century advancement in building technology, and the walls are normally clad with wood clapboard siding. Windows are double-hung. The expansion of the railroad in the United States during this period made it easier for homebuilders to access ready-cut, standard size lumber from which these light-framed houses were built. The National Folk house can have any variance of simple roof types, although the most common in southern California

are the gable-front, gable-front-and-wing, side-gable, and pyramidal roof variations. On occasion, National Folk is mixed with Colonial Revival or Folk Victorian styles (McAlester and McAlester 1988).

Character-Defining Features:

- Gable-front, gable front-and-wing, side-gabled, or pyramidal roof
- Double-hung windows
- Wood clapboard siding
- Minimal ornamentation
- Two stories
- Asymmetrical



Plate 39. Hipped-Roof Cottages, 2644 National Ave. (above) and 2168 National Ave. (below)

One of the common National Folk variations in Barrio Logan is the Hipped-Roof Cottage (**Plate 39**). The Hipped-Roof Cottage was popular as a transitional style between the Folk Victorian and the Craftsman Bungalow. It was most popular in the first couple decades of the 20th century, overlapping with both styles. The style is a simple one-story, box-shaped residence with a low-pitched hipped roof, boxed eaves, and a center gable. These cottages often have a porch set to one side, under the main body of the roof or have full front porch. The Hipped-Roof Cottage can be found mixed with Victorian, Colonial Revival, or Craftsman styles (City of Los Angeles 2003).

Character-Defining Features:

- Hipped, low-pitch, center gable roof with boxed eaves
- Windows one-over-one or two-over-two, rectangular tops; arranged in pairs and single
- Clad with wood shingle or clapboard
- Porches set to one side under main body of roof or full front porch supported by round posts
- Symmetrical or asymmetrical



**Plate 40.
Folk Victorian
Style, 1831-33
National Ave.**

Folk Victorian

This style was most popular in the United States between circa 1870 and 1910, primarily in residential properties and less commonly in commercial properties (**Plate 40**). The Folk Victorian style is characterized by the National Folk style house form ornamented with Victorian detailing. The details were often inspired by Italianate, Queen Anne, and sometimes Gothic Revival styles. The popularity of the style was made possible by the railroads, which provided transportation of pre-cut detailing from lumber yards to anywhere in the country. The pieces were relatively inexpensive, and many house owners simply attached the detailing to their present homes to update to the more stylish appearance (McAlester and McAlester 1988)

Character-Defining Features

- National Folk house form
- Façades with patterned wood shingles, cornice-line brackets and porches with spindlework detailing or flat, jigsaw cut trim
- Asymmetrical façade



Plate 41.
Neoclassical Style,
2168 Newton Ave.

Neoclassical

The Neoclassical style originated in the United States in 1895 and continued in popularity until 1950 (**Plate 41**). In Southern California, it was predominantly popular from 1895 through World War II for residential properties. The Neoclassical style is closely related to both the Greek Revival and Colonial Revival styles. Hallmarks of the style are a rectangular building form, marked by a double height front portico with Ionic or Corinthian columns, and a symmetrically balanced façade. The one-story cottage forms of the style have a prominent portico. The Neoclassical style is primarily distinguished from the Greek Revival or Colonial Revival styles by its ornate detail. The style was popularized as a result of the Columbian Exposition of 1893, which took a classical theme in its architecture. The exposition received wide publicity, and its “classical” pavilions, which in reality mixed classical and colonial revival architectural elements, created a national interest in the style. The Neoclassical style can often be found mixed with Colonial Revival elements (McAlester and McAlester 1988; City of Los Angeles 2003).

Character defining features:

- Gable roof
- Multi-over-one windows with rectangular or arched tops
- Masonry or wood clapboard exterior finishes
- Double-height porticos supported by elaborate columns
- One or two stories
- Asymmetrical or symmetrical façade



Plate 42.
Mission Revival
Style, 2161-63
Logan Ave.

Mission Revival

The Mission Revival style emerged in California in the late 1880s/early 1890s, around the same time that the Neoclassical and Colonial Revival movement was becoming popular in the eastern United States (**Plate 42**). Instead of returning to the Georgian styles of the early United States period, however, the Mission Revival style took inspiration from the Spanish history of the area, particularly the architecture of the missions. The Mission Revival style was popular in southern California for both residential and commercial properties.

The Mission Revival style can be distinguished by its mission-shaped dormer or roof parapet and symmetrical façade. The roof is usually flat (sometimes gabled), with a decorative, arched entry hood or a porch on residences. The porch or hoods are supported by square piers and have a red tile roof covering.

The exterior is clad with stucco. Windows are often three-part or paired, symmetrically placed on either side of the entry. Elements of the Mission Revival style may be found mixed with the Spanish Eclectic style.

Character-Defining Features:

- Flat or hipped roof with red clay tile
- Three-part or paired windows placed on either side of entry; Windows that have arched/curved tops or rectangular tops; single-pane; Islamic ornament; Quatrefoils; Decorative crowns
- Stucco-clad exterior
- Mission shaped dormer or roof parapet
- Decorative, arched entry hood or porch
- Symmetrical façade
- One story



Plate 43. Spanish Eclectic Style, 2759 Newton Ave.

Spanish Eclectic

The Spanish Eclectic style became popular in San Diego following the 1915 Panama-California Exposition (**Plate 43**). Bertram Grosvenor Goodhue oversaw the architecture of the exposition and was inspired by the Spanish colonial architecture of Mexico. Spanish Eclectic, most popular from 1915 to the beginning of World War II, was a more simplified version of that seen at the exposition and was applied to all property types. The style is distinguished by its asymmetrical façade, variety of roof shapes covered with red clay tiles, and stucco-clad exterior. Large, decorative, three-part windows or three grouped windows dominate the front of many of the residences built in this style. Other elements that may be incorporated are second-story porches and red tile clad towers or porticos over entryways.

Character-Defining Features:

- Various roof shapes with red clay tiles
- Three-part windows or three grouped windows
- Stucco-clad exterior
- Second story porches, red clay tile clad towers and porticos over entries
- Asymmetrical façade



Plate 44. Craftsman Bungalow Style, 1028 S. Evans St.

Craftsman Bungalow

The Craftsman Bungalow, often referred to as the “California Bungalow” in other areas of the country, was popular in the early 1900s for use on residential properties (**Plate 44**). It emerged out of the Arts and Crafts movement, the proponents of which desired to return to traditional building materials and techniques. The principles of honest design, often characterized by exposure of structural building elements, were applied to small homes (bungalows), many available from house-kit companies and pattern books to create the Craftsman Bungalow. The bungalow, with its simple structure and popular styling, made home ownership possible for many Americans at the beginning of the 20th

century. The style is typically one to one-and-a-half stories, with a low-pitched, gabled roof, has oversized eaves with exposed rafters, and windows placed in groups or bands (City of Los Angeles 2003; McAlester and McAlester 1988).

Character defining features:

- Low-pitched, hipped or gable-front roof with oversized eaves and exposed decorative rafters
- Windows arranged in bands or singly; three-over-one or one-over-one; rectangular top
- Clad with clapboard, shingles, stone, or brick
- Porch, either large or small, supported by columns or piers that begin either at porch floor or from porch balustrade



**Plate 45. Streamline
Moderne Style,
2632 National Ave.**

Streamline Moderne

Influenced by the Cubism and Modern movements taking place in between the two World Wars in Europe, Streamline Moderne (Art Moderne) structures are characteristically smooth walled and asymmetrical, with little unnecessary ornamentation and simple aerodynamic curves of concrete, plaster, and glass block (**Plate 45**). The popularization of this modern style was reinforced by the government during the Depression as government funded New Deal projects such as the 1836-38 San Diego Civic Center (now the County Administration Center) adopted the style as the embodiment of government efficiency. This new streamline style was a stark contrast to the lavishly ornamented Art Deco and Period Revival buildings of the pre-Depression years that had come to represent government waste and excess. Examples of the Streamline Moderne style can be found on almost every building type including commercial, multiple family residential apartments, and some single family residences (adapted from City of San Diego 2007).

Character-Defining Features:

- Flat roofs with coping or flat parapet
- Asymmetrical façade
- Horizontal massing and emphasis
- Smooth stucco or concrete exterior finish
- Horizontal accents, or “speedlines,” and restrained detailing

May also have:

- Curved building corners
- Curved horizontal railings, overhangs, and coping with horizontal projections above doorways and at the cornice line
- Steel sash windows
- Corner windows
- Glass block
- Round “porthole” windows and nautical theme



**Plate 46.
Block Style, 2078
Logan Ave.**

Block

The Block style was used primarily for commercial properties constructed between the 1920s and 1950s in Barrio Logan (**Plate 46**). The style was economic and simple to construct, and it could be easily adapted to different uses. The most distinguishing feature of the Block style is its plain exterior that lacks any decorative elements. Buildings in this style have a flat roof and either a rectilinear or square footprint. The Block style is commonly seen in a one-story building, although two stories also exist. The exterior is typically clad with stucco, and in some cases may be covered with masonry or wood siding. Large storefront style windows are typically present on the ground floor. In many cases, owners have personalized buildings in the Block style by painting them bright colors, painting their business name on the façade, or applying murals.

Character-Defining Features

- Flat roof
- Large store-front style windows on ground floor
- Stucco-clad exterior or, less commonly, masonry or wood siding
- One or two stories
- Asymmetrical façade



**Plate 47.
Quonset Hut Style,
2647 Main St.**

Quonset Hut

The Quonset Hut, based on the Nissen Hospital hut designed by the British military during World War I, was designed at the Quonset Point Naval Air Station in Rhode Island in 1941 by the George A. Fuller Company (**Plate 47**). The Quonset Hut met the military's needs during World War II for a prefabricated, lightweight shelter that could be used in the war effort. Over 153,000 of the half-cylindrical framework structures were built for the war and then were adapted to postwar use. The huts were simple to assemble and their kits contained everything needed including doors, windows, and tools. They were placed on a slab foundation and covered in corrugated metal or other sheet siding. The huts were used for temporary warehousing, defense worker housing, offices, and even residences. Their primary use is industrial properties.

The basic hut was redesigned several times and manufactured by different companies during and after the war in different sizes and configurations, but it maintained its arched roof and corrugated metal siding even if the arch did not continue all the way to the foundation in some cases. The Multiple Building version was a hut that could expand on both sides, a feat made possible by using a rectilinear steel frame instead of an arched one on which the arched roof segments were joined to each other with a shallow gutter at their meeting (Chiel and Decker 2005). Technically, the term Quonset Hut refers only to the first design by the Fuller Company, but later redesigns and productions by other companies have also been categorized under the original name.

Character-Defining Features:

- Steel structure with a continuous arch so that wall and roof were one (redesigned version had a lighter I-shaped steel arch with four-foot vertical side walls)
- Corrugated metal surface
- Metal arches bolted to a concrete slab or grade-beams



Plate 48. Minimal Traditional Style, 1205-13 S. 31st St.

Minimal Traditional

Minimal Traditional style buildings, most popular between the two World Wars, reflect traditional architectural forms and eclectic styles, but generally display simpler and less extensive decorative architectural detailing than revival styles that came previously (**Plate 48**). Minimal Traditional houses are usually modest in scale with one level, although there are some two-story examples. Common decorative features include small, simple porches, chimneys, and low pitch, shallow eave roofs. Pre-World War II examples reference Streamline Moderne and older styles, and usually have a detached garage. Post-World War II examples often integrate the garage and reflect the emerging Contemporary trends. Though sometimes employing brick or stone materials, this was the first style to typically delete these expensive treatments from the side and rear facades, reflecting the frugal times.

The Minimal Traditional style is most prevalent in residential construction, but it is also common in small-scale commercial, retail, and office uses. Minimal Traditional style houses are usually clustered together, especially in 1940s residential neighborhoods, although they can also be found separately as later infill in previously developed neighborhoods (adapted from City of San Diego 2007).

Character-Defining Features:

- Compact size, usually single-story
- Low-pitch gabled or hipped roofs with shallow overhangs
- Simplified details of limited extent, reflecting traditional or modern themes
- Traditional building materials (wood siding, stucco, brick, and stone) emphasizing the street façade

May also have:

- Simple floor plan with minimal corners
- Small front porches
- Modestly sized wood framed windows, occasionally one large picture window
- Detached or attached front-facing garages, frequently set back from the house



Plate 49.
Ranch Style, 1204 S.
31st St.

Ranch

Tract Ranch style houses proliferated in San Diego and other cities across the country as they experienced rapid growth of the suburbs post World War II (**Plate 49**). Suburban expansion meant larger lots and bigger houses with prominent attached garages and generous front and rear yards. They were also used as infill in older areas of the city. Tract Ranch houses are characterized by rambling, single-story floor plans with low-slope, hipped or gabled roofs. The strong horizontality is accentuated by horizontal fenestration and deep roof overhangs. Exterior materials and detailing are typically traditional. Wall materials used included horizontal wood siding, wood board and batten siding, stone, and brick. Roofs are generally finished with wood shingles.

Tract Ranch style design variations include Storybook/Chalet Style, Colonial, Contemporary, Spanish Hacienda, and Western Ranch. In general, Tract Ranch houses are relatively conservative in design, with revival styles features such as paneled wood doors, divided-lite windows, and wood shutters. Ranch tract homes include a variety of forms from relatively modest to large floor plans (adapted from City of San Diego 2007).

Character-Defining Features:

- Low sloped gabled roofs with deep overhangs
- Horizontal massing
- Usually single-story

May also have:

- Attached carports and garages
- Traditional details emphasizing street façade (wood shutters, wood windows, and wide brick or stone chimneys)
- Traditional building materials (wood shingle roofing, wood siding, brick stucco and stone)



Plate 50.
Contemporary
Style, 2697 Main St.

Contemporary

The Contemporary style was used for residential and commercial buildings in San Diego during the 1950s and 1960s (**Plate 50**). Contemporary style buildings display features such as angular massing, varied materials use, and unusual roof forms, especially on freestanding commercial buildings. Signage for store front commercial buildings in the Contemporary styles was generally large, with bold free-standing letters attached to building façades that were frequently lighted in order to attract passing motorists. Exterior finishes may be vertical wood siding, concrete block, stucco, flagstone, or even mullion-free glass (adapted from City of San Diego 2007).

Character-Defining Features:

- Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs
- Large windows, often aluminum framed
- Non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass

May also have:

- Angular massing
- Sun shades, screens, or shadow block accents
- Attached garages and carports for homes
- Split-level design, especially on sloped residential sites
- Horizontally oriented commercial buildings
- Distinctive triangular, parabolic, or arched forms
- “Eyebrow” overhangs on commercial buildings
- Integrated, stylized signage on commercial buildings



**Plate 51. Utilitarian Industrial Style,
3520 Main St.**

Utilitarian Industrial

Utilitarian Industrial refers to buildings whose architecture is significantly determined by the use of the building (**Plate 51**). For instance, a utilitarian industrial style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles and clad in different materials (often corrugated metal or masonry), but what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999). Most industrial buildings built from the mid-20th century to the present are utilitarian.

Character-Defining Characteristics:

- Various roof types
- Various window types
- Corrugated metal or masonry
- No ornamentation
- Design based on the use of the building

